

PROPERTY TAXES AND BUDGET

How does the budget affect property taxes?

How much will I pay?

$$\frac{\text{(My assessed property value)} \times \text{(Tax rate/1000)}}{\text{= My property tax bill}}$$

for example

My assessment = \$352,000
 (average single family residence)
 Combined tax rate* = 9.6902
 My property tax = \$3,411

* Based on 2025 rates
 For illustration purposes only

Who gets my \$3,411?

Peace River Regional District*	\$56
Peace River Regional District* – Shared Services (911/Pool)	\$241
Peace River Regional Hospital*	\$201
Provincial School Tax*	\$800
Municipal Finance Authority (MFA)*	\$0.07
BC Assessment Authority (BCAA)*	\$13
Transit*	\$85
City Operating Budget	\$2,015

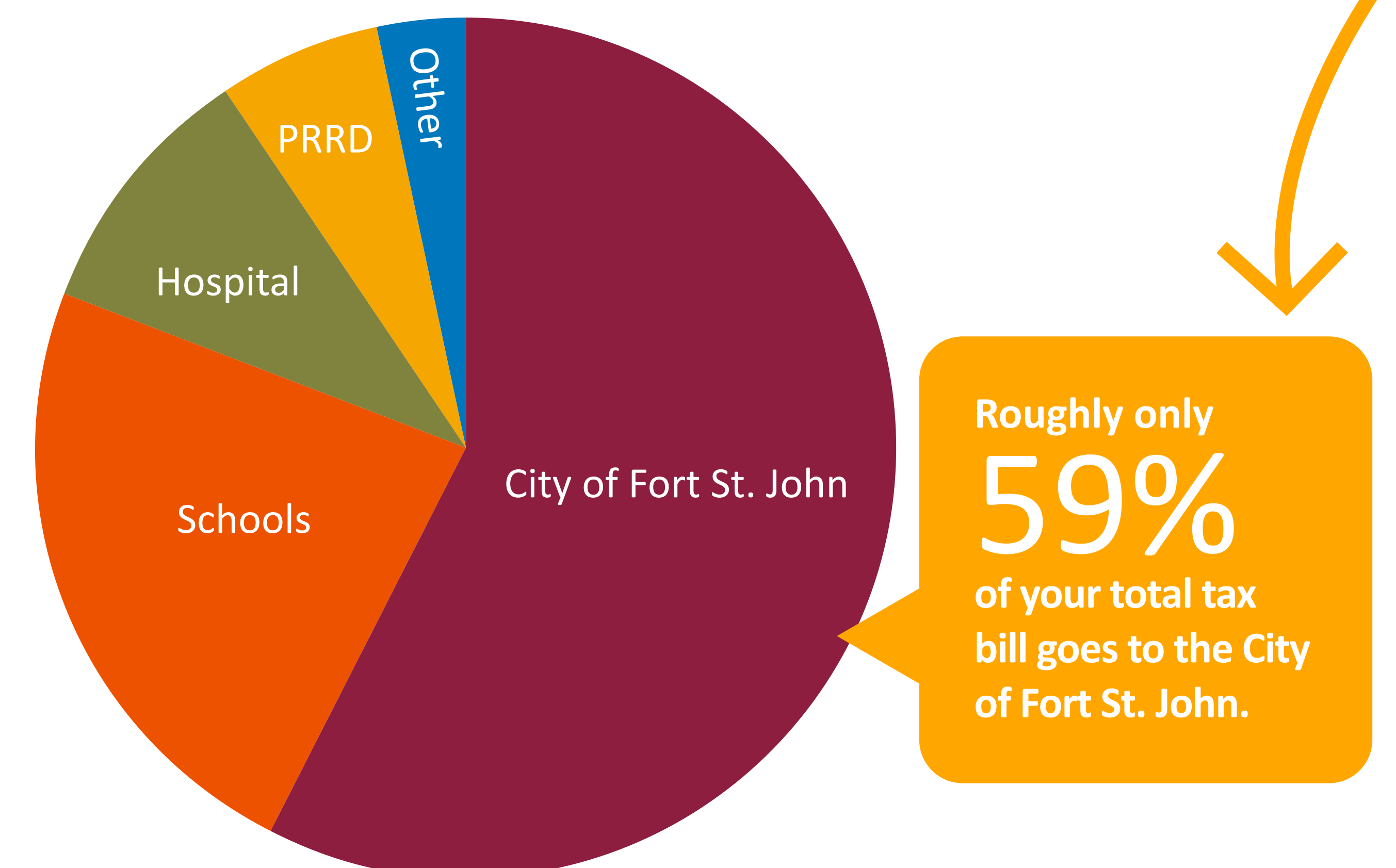
* Collected on behalf of other agencies

PROPERTY ASSESSMENT:

BC Assessment evaluates the value of your home based on the current market value and any improvements.

TAX RATE:

Council determines the tax RATE each year following the approval of the Five Year Financial Plan.



Roughly only
59%
 of your total tax bill goes to the City of Fort St. John.

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BUDGET HIGHLIGHTS & CHANGES

What is new in the 2026 Budget?

BUDGET HIGHLIGHTS

The City's budget ensures that our residents are provided with the services and capital assets they expect now and well into the future.

Below are some key highlights proposed in the Draft 2026 Budget:

- Construction on Surerus Park continues with new playground equipment, a pavillion & washrooms, and other upgrades.
- Replacement of the water reservoir on 106 Street will ensure the continued delivery of clean, safe drinking water throughout the community with additional capacity to handle future growth.
- With an expanded road overlay and sidewalk replacement budget, we will continue to repave more roads and replace more sidewalks each year to extend their life and provide a better surfaces.
- In 2026, just over \$45 million will be collected in property taxes and grants in lieu of property taxes. This represents about 63% of the operating revenue.
- Protective services, such as the Fire Department and RCMP, cost \$2.23 per day per resident to ensure your safety 24/7/365.
- Overall, the 2026 Budget is 4% higher than the 2025 Budget.

DID YOU KNOW?

In 2025, 66% of construction-based capital projects were awarded to local companies. This supported \$18 million in labour income and over 275 jobs.

DID YOU KNOW?

In 2026, it costs about \$7.20 per resident per day to fund the services you use daily.



**FOR PERSPECTIVE, THAT IS
LESS THAN THE AVERAGE
COST OF A FAST FOOD MEAL**

MAJOR CHANGES

The City of Fort St. John faces challenges due to changing responsibilities, additional expenses, and new or expanded service requirements.

Revenue changes:

Tax revenues and grants in lieu increase	\$4,082,594
Sale of service increase	\$969,500
Government transfers increase	\$980,818
Return on investment decrease	\$65,000

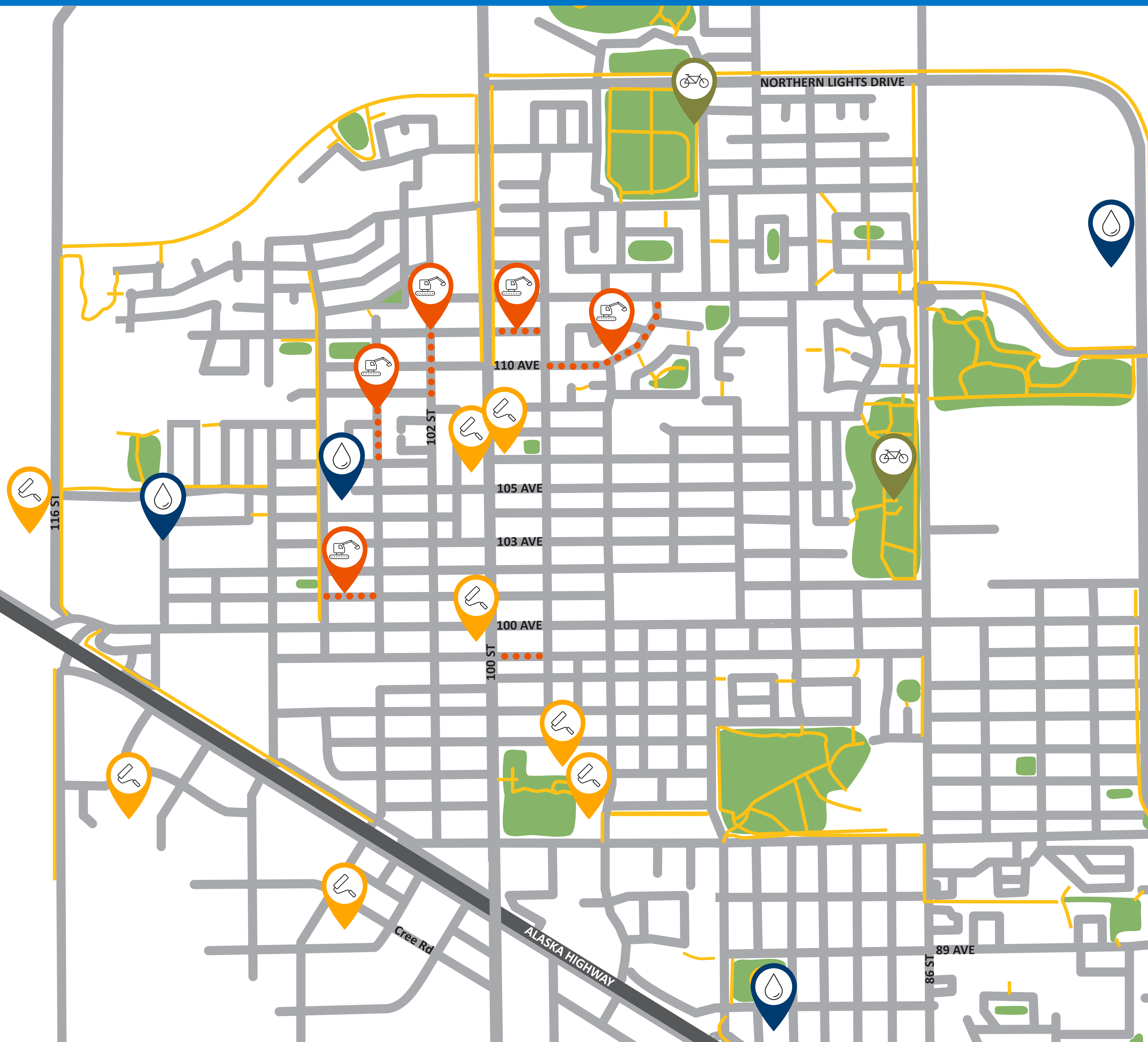
Expense changes:

Salaries, wages & benefits increase	\$86,512
Contracted and general services increase	\$887,170
Materials, goods & supplies increase	\$318,300
Other expenses increase	\$814,415

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2026 CAPITAL PROJECTS

Roads | Sidewalks | Water and Sewer | Buildings and Trails



PARKS & TRAILS

Surerus Park Pavilion, Playground, and Upgrades
Kin Park Dirt Jump Track Replacement

ROADS

Peace River Road (112 Avenue - 98 Street)
101 Avenue (104 - 106 streets)
102 Street - Phase 2 (109 - 113 avenues)
99 Avenue (98 - 100 streets)
LAS 111 Avenue (98 - 100 streets)
104 Street (109 - 111 avenues)
Road Overlay & Sidewalk Repair Programs

WATER & SEWER

106 St Water Reservoir Replacement
79 Street Water Reservoir Liner Replacement
Reclaimed Water Facility Upgrades
Sewer outfall improvements
Sewer main installation near Mathews Park (85 - 87 avenues)
Sewer main replacement on 112 Street (102 - 103 avenues)
Watermain looping & hydrant

BUILDINGS

Demolition of IT Building
Proposed New Aquatics Facility Planning
Pomeroy Sport Centre Oval Mats Replacement
Pomeroy Sport Centre Lighting & Bleacher Upgrades
Public Works Alternate Power Unit
North Peace Cultural Centre Library Lighting Upgrades
Maintenance Building Alternate Power Unit
North Peace Arena Air Handling Unit Replacement
Development Services Building Retrofits

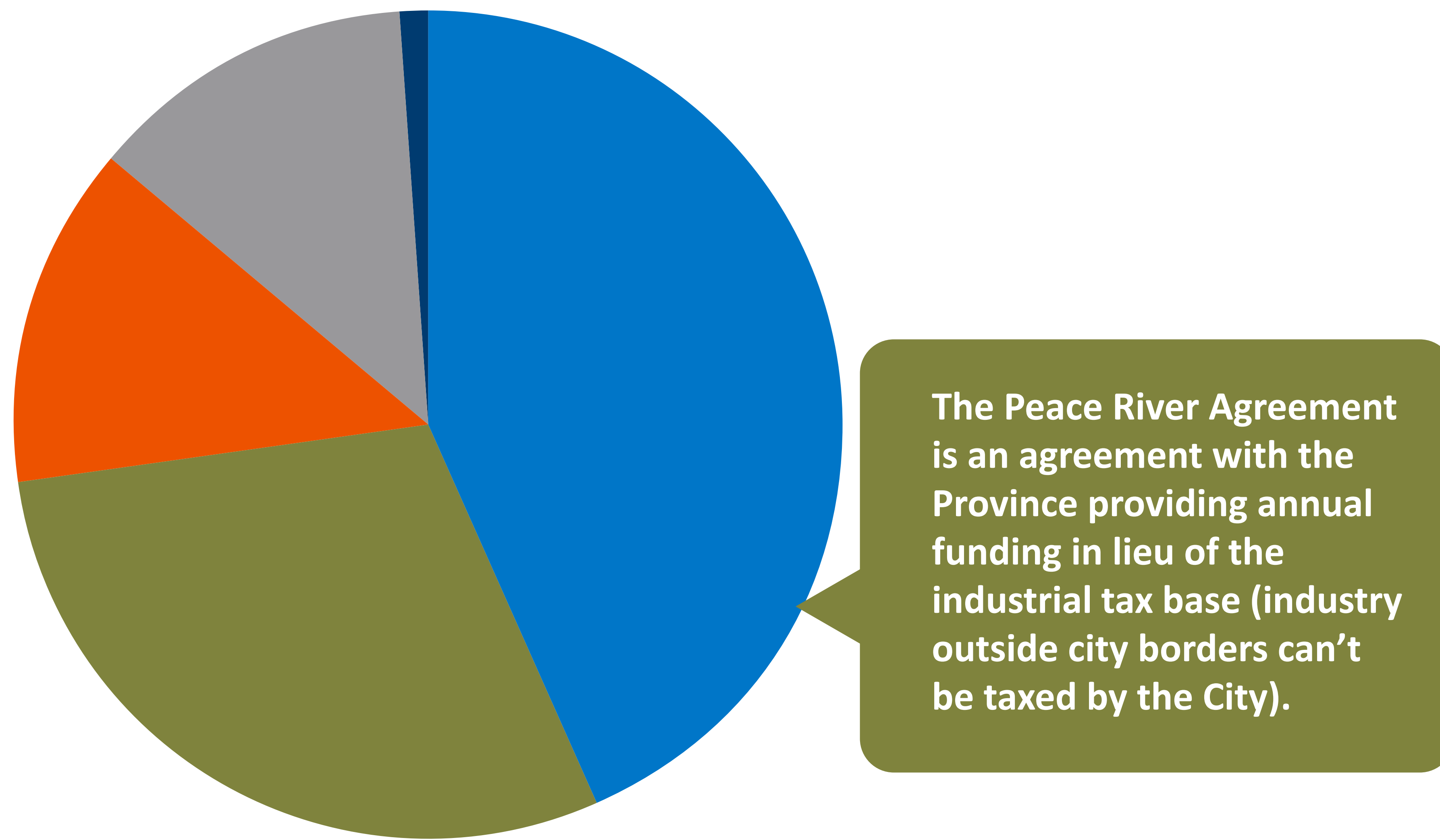








STAY UP TO DATE WITH CAPITAL
PROJECTS ONLINE AT FORTSTJOHN.CA

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WHERE DOES THE CAPITAL BUDGET COME FROM?

This is the roads, parks, and other assets needed for our community

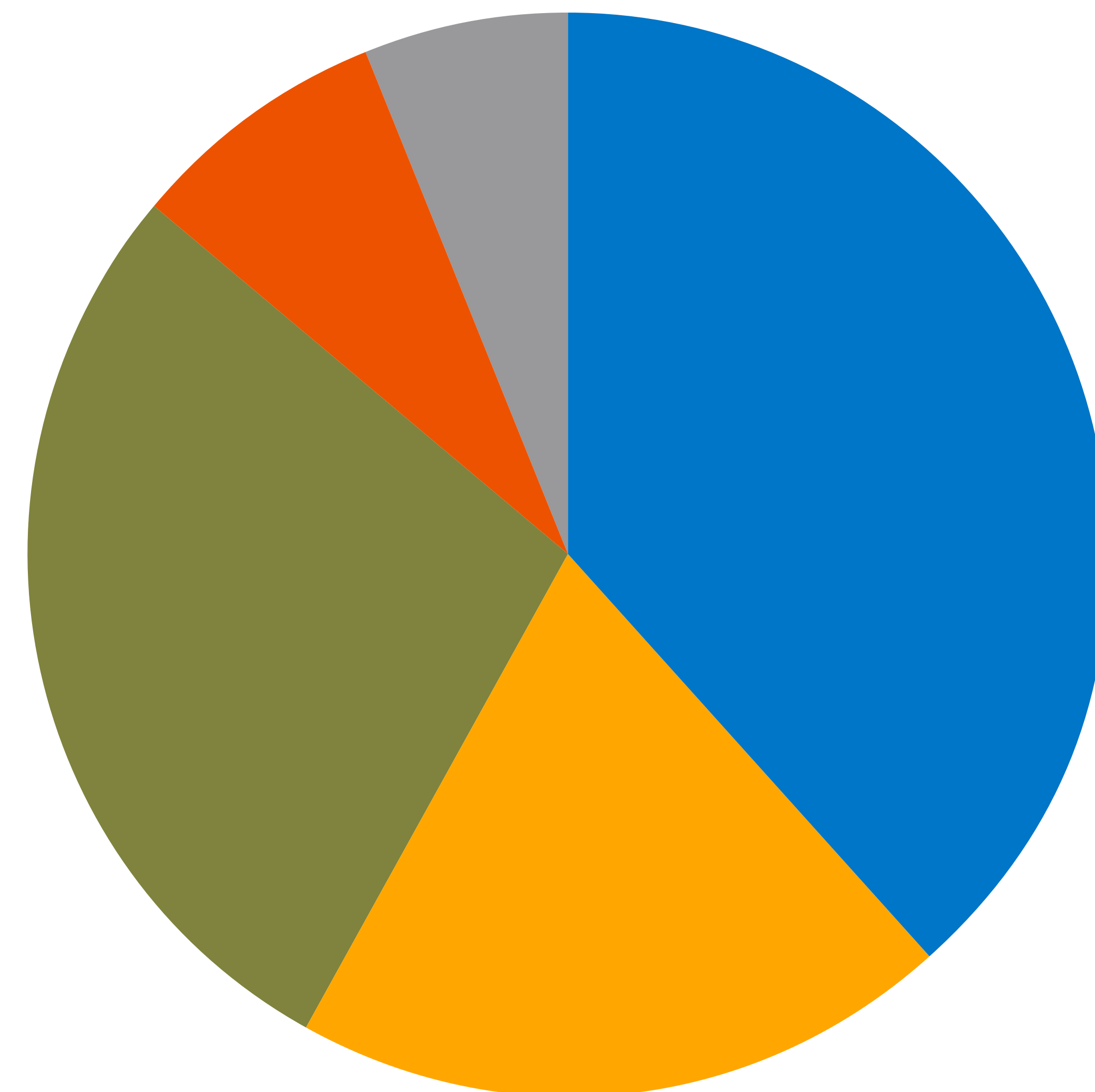







	Peace River Agreement	\$25,233,500	44%
	Federal & Provincial Grants	\$0	0%
	Capital Reserves & Carryovers	\$16,966,500	29%
	Sewer Reserve	\$7,715,000	13%
	Water Reserve	\$7,375,000	13%
	Canada Community-Building Fund	\$585,000	2%

2026 CAPITAL BUDGET
\$57,875,000

Who sets the priorities? YOU! YOUR ideas helped draft long range plans and the Official Community Plan that determine our priorities.

WHAT DO YOU GET FOR THAT?

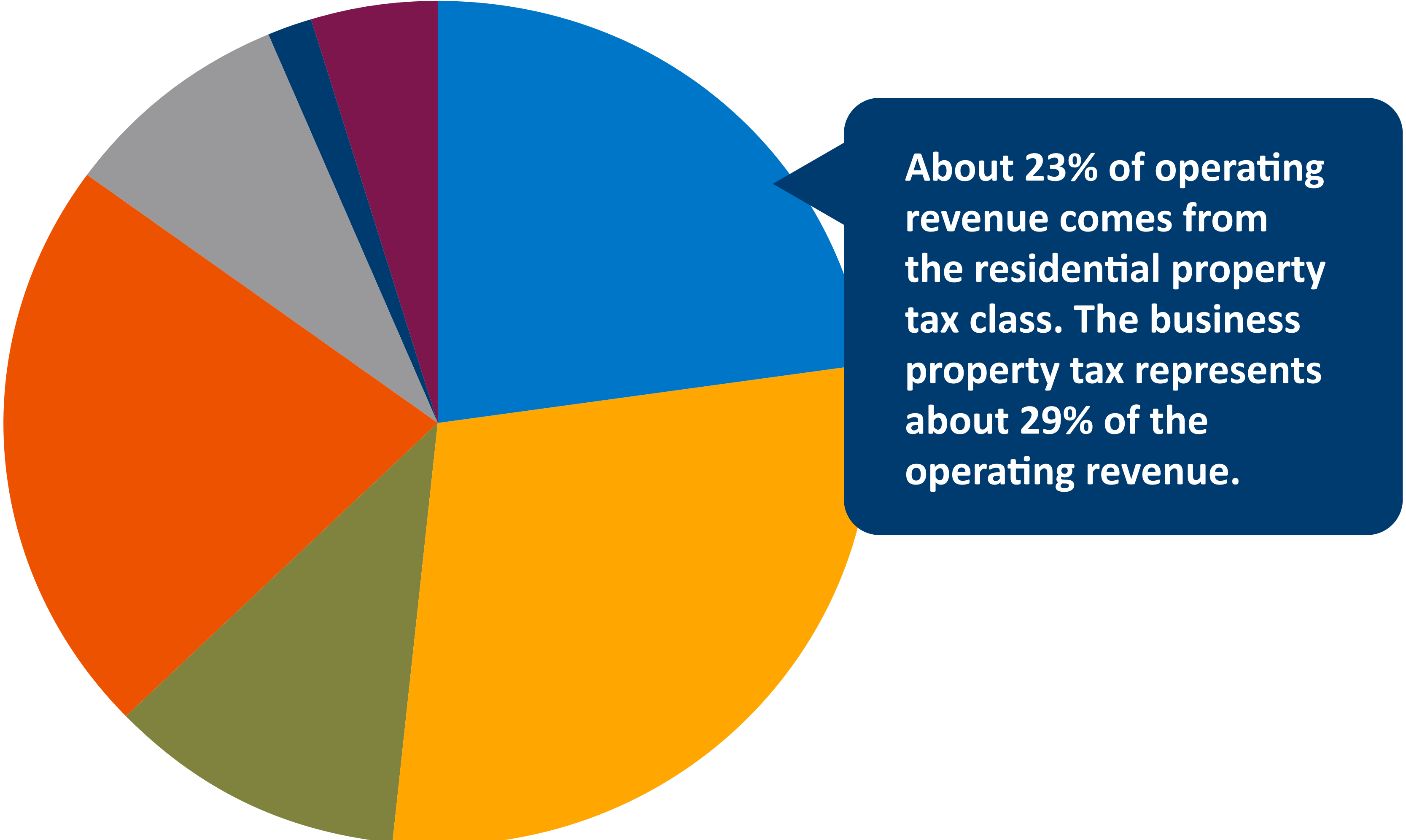


	Roads and Related Infrastructure	\$22,300,000	39%
	Facilities, Buildings, and Parks	\$11,365,500	20%
	Water and Sewer	\$16,325,000	28%
	Equipment, Vehicles, and Machinery	\$4,432,500	8%
	Studies, Plans, and Special Projects	\$3,452,000	6%

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WHERE DOES THE OPERATING BUDGET COME FROM?

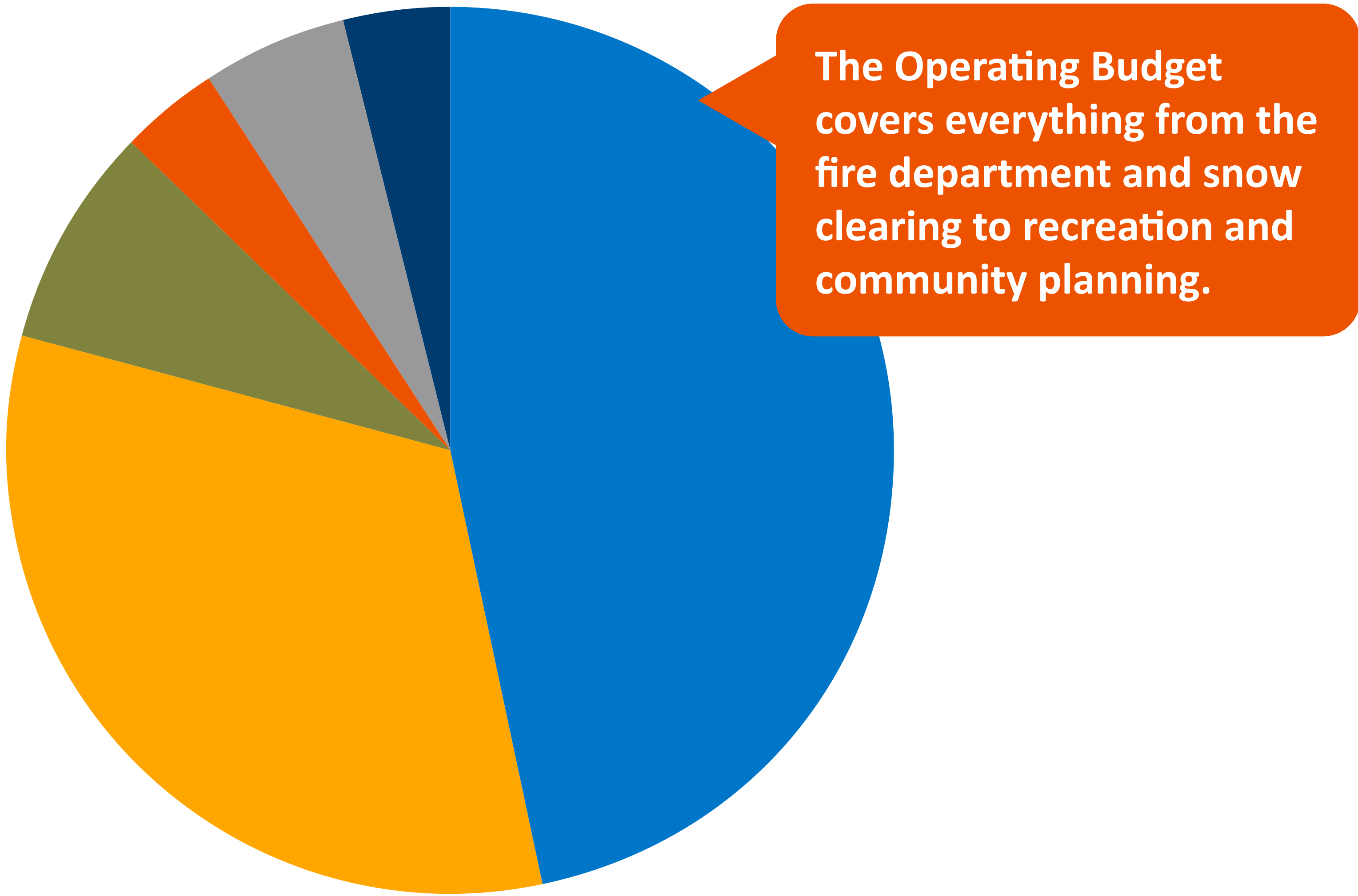
This is day-to-day operations of the City



Residential Property Tax class	\$16,440,000	23%
Business Property Tax class	\$20,680,000	29%
Other Property Tax classes & grants in lieu	\$8,015,644	11%
Sale of services	\$15,870,000	22%
Revenue from own sources	\$6,012,790	8%
Services provided to other governments	\$1,276,400	2%
Investments	\$3,295,000	5%

2026 OPERATING BUDGET
\$71,589,834

WHAT DO YOU GET FOR THAT?



Wages and employee benefits	\$31,103,135	47%
Contracted and general services	\$21,542,195	33%
Materials, goods and supplies	\$5,204,050	8%
Utilities	\$2,394,550	4%
Other expenses	\$3,548,615	5%
Bank charges and interest	\$2,490,024	4%

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WHO DOES WHAT?

MUNICIPAL GOVERNMENT

CITY OF FORT ST. JOHN

-  Water Supply & Waste Water Management
-  Solid Waste Collection
-  Road Maintenance & Transit
-  Recreation Centres
-  Fire Department
-  City Hall
-  Municipal Property Taxes
-  Parks & Playgrounds
-  Bylaw & Business Licensing
-  Municipal RCMP
-  Community Planning & Development
-  Cemeteries

REGIONAL DISTRICT

PEACE RIVER (PRRD)

-  Solid Waste
-  Regional Parks & Recreation
-  Invasive Plants
-  Regional Hospital
-  Regional Property Taxes
-  Rural Area Planning & Development

PROVINCIAL GOVERNMENT

BRITISH COLUMBIA

-  Schools
-  Health
-  Social Services
-  Support for Employees & Employers
-  Justice
-  Post Secondary
-  Highways
-  Provincial Income Tax
-  Provincial Property Tax

FEDERAL GOVERNMENT

CANADA

-  Income Tax
-  Employment Insurance
-  Child Benefit
-  Student Loans
-  Military
-  International Travel
-  Foreign Affairs
-  Banking
-  Criminal Law

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